



Agenda

Thursday, July 1, 2021; 7:00 p.m.

A public meeting of the Howard County Historic Preservation Commission (HPC) will be conducted on Thursday, July 1, 2021 at 7:00 p.m. Due to the State of Emergency and to adhere to social distancing measures, this meeting will not take place at 3430 Court House Drive, Ellicott City, but will be conducted as a virtual web meeting/conference call where the public is invited to speak on the following agenda items. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Instructions on how to join the meeting are provided on the HPC webpage: www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission. Additional information may be obtained from the Department of Planning and Zoning by emailing preservation@howardcountymd.gov. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

This report and any recommendations are based on the Guidelines adopted by the Commission. The report is prepared by Commission staff and does not represent the views of the Commission or of the Department of Planning and Zoning.

PLAN FOR APPROVAL

Consent Agenda

1. HPC-20-68c – 3749 Church Road, Ellicott City
2. MA-19-31c – 7608 Murray Hill Road, Columbia
3. MA-19-46c – 7608 Murray Hill Road, Columbia
4. MA-20-25c – 3565 Church Road, Ellicott City
5. HPC-21-22 – 950 and 898 Driver Road, Woodstock

Regular Agenda

6. HPC-21-23 – 8308 and 8312 Main Street, Ellicott City
7. HPC-21-24 – 15685 Old Frederick Road, Woodbine, HO-980
8. HPC-21-25 – 3788 Church Road, Ellicott City
9. HPC-21-26 – 8508 Hill Street, Ellicott City

OTHER BUSINESS

1. Ellicott City Section 106 Consulting Parties Meeting #2 follow up discussion
2. HPC Application Form Updates
3. Administrative Discussion of logistics for future meetings

CONSENT AGENDA

HPC-20-68c – 3749 Church Road, Ellicott City

Applicant: Gregory Mason

Request: The Applicant, Gregory Mason, requests Final Tax Credit approval for repairs made at 3749 Church Road, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the house on the property dates to 1830. The Applicant was pre-approved for tax credits to restore the cathedral windows on September 3, 2020 in case HPC-20-68.

Scope of Work: The application states that \$16,710.00 was spent on eligible, pre-approved work, repairing the cathedral windows. The Applicant seeks \$4,177.50 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as submitted, in the amount of \$4,177.50.

MA-19-31c – 7608 Murray Hill Road, Columbia

Applicant: Jessica Bellah

Request: The Applicant, Jessica Bellah, requests Final Tax Credit approval for repairs made at 7608 Murray Hill Road, Columbia.

Background and Site Description: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-188. According to SDAT, the house on the property dates to 1900. The Applicant was pre-approved for tax credits to rebuild the chimney through the Executive Secretary process on August 12, 2019 in case MA-19-31.

Scope of Work: The Applicant has submitted documentation that \$10,184.73 was spent on eligible, pre-approved work. The Applicant seeks \$2,546.18 in final tax credits. The work complies with that pre-approved and the cancelled check and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$2,546.18.

MA-19-46c – 7608 Murray Hill Road, Columbia

Applicant: Jessica Bellah

Request: The Applicant, Jessica Bellah, requests Final Tax Credit approval for repairs made at 7608 Murray Hill Road, Columbia.

Background and Site Description: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-188. According to SDAT, the house on the property dates to 1900. The Applicant was pre-approved for tax credits to investigate termite damage and make repairs as needed to beams and floor joists through the Executive Secretary process on November 12, 2019 in case MA-19-46.

Scope of Work: The Applicant has submitted documentation that \$547.25 was spent on eligible, pre-approved work. The Applicant seeks \$136.80 in final tax credits. The work complies with that pre-approved and the cancelled check and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$136.80.

MA-20-25c – 3565 Church Road, Ellicott City

Applicant: Jeffery Rasmussen

Request: The Applicant, Jeffery Rasmussen, requests Final Tax Credit approval for work done at 3565 Church Road, Ellicott City.

Background and Site Description: This property is located in the Elliott City Historic District. According to SDAT the house on the property dates to 1880. The Applicant was pre-approved through the Executive Secretary process on May 15, 2020 in case MA-20-25 to prep and paint the exterior of the house and carriage house.

Scope of Work: The application states that \$28,018.09 was spent on prepping and painting the house and carriage house. The Applicant seeks \$7,004.52 in final tax credits. Upon review of the application, Staff noticed one receipt that totaled \$106.81, rather than \$100.76. Staff recommends the total request be adjusted for a total of \$28,024.14 spent on eligible work, for a tax credit of \$7,006.04. The work complies with that pre-approved and the cancelled check and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the tax credit as revised, in the amount of \$7,006.04.

HPC-21-22 – 950 and 898 Driver Road, Woodstock

Applicant: Benchmark Engineering, Inc., c/o John Carney

Request: The Applicant seeks Advisory Comments for the subdivision process taking place at 950 and 898 Driver Road, Woodstock.

Background and Site Description: This property is not located in a local historic district or listed on the Historic Sites Inventory, but does contain historic structures.

The property is subject to an Alternative Compliance request for waiving the Final Plat requirements and allowing a confirmatory deed to combine three parcels back into the one original parcel.

According to SDAT the main house on the property dates to 1930. Based on the stone construction, the house most likely dates to the 19th century, with a 1930s era addition.

Scope of Work: The Applicant proposes to combine three parcels back into the one original parcel by deed, in order to place the property in the County's Agricultural Land Preservation Program in a perpetual easement. The total acreage of the site consists of 30 acres and will contain 1 buildable lot. The application identifies five structures on the property to be retained and states that no structures are

proposed to be demolished. The photos and aerials show 6 outbuildings (one is a ruin and another one is attached to the main house) and one main principal dwelling, which is a historic building.



Figure 1 - Historic principal dwelling, front facade



Figure 2 - Historic principal dwelling



Figure 3 - Historic outbuilding



Figure 4 - Historic ruin

HPC Review Criteria and Recommendations:

Section 16.118. - Protection of Historic Resources

The structure is not located in the historic district and is not listed on the Historic Sites Inventory, so Section 16.118 of the subdivision regulations for the Protection of Historic Resources does not apply. However, the Applicant is in compliance with this regulation regardless, because all structures on the property will be retained and not demolished. Additionally, the purpose of the subdivision, or merger of land, is to place the property into a perpetual preservation easement. While this easement does not prevent demolition of the structures, it does mean the land will not be developed and turned into a residential subdivision. For now, there are no plans to demolish any structures and this process is taking place simply to preserve the farmland.

This property would be eligible for inclusion on the Howard County Historic Sites Inventory, which would make the historic main house and historic outbuildings eligible for the historic tax credit programs for repairing and maintaining the buildings. If the Applicant is interested in being listed on the Inventory,

they can contact DPZ's Resource Conservation Division for more information. The Applicant is commended for preserving the property and should look into having the property listed on the Historic Sites Inventory, to assist in the preservation of the historic structures.

Staff Recommendation to the HPC: Staff recommends the HPC adopt the following comment as their Advisory Comments: The Applicant is commended for preserving the property and should look into having the property listed on the Historic Sites Inventory, to assist in the preservation of the historic structures.

REGULAR AGENDA

HPC-21-23 – 8308 and 8312 Main Street, Ellicott City

Applicant: Mark Hemmis

Request: The Applicant, Mark Hemmis, requests Advisory Comments on the subdivision of land at 8308 Main and 8312 Main Street, Ellicott City.

Background and Site Description: These properties are located in the Ellicott City Historic District. The property at 8308 Main Street is listed on the Historic Sites Inventory as HO-341, the Talbott Lumber Company. According to SDAT, the building on the property dates to 1920.

The property at 8312 Main Street consists of Parking Lot E and the brick courtyard/alley between 8308 Main Street and 8316 Main Street. There are no structures on this property.

Scope of Work: The Applicant proposes to subdivide 1,985 square feet (consisting of the brick courtyard/alley) from 8312 Main Street (Lot 4) into 8308 Main Street (Lot 5). The alley runs from Main Street, between 8316 Main Street (Lot 3) and 8308 Main Street (Lot 5) into Parking Lot E. The building at 8316 Main Street is also owned by the Applicant.



Figure 5 - Proposed reconfiguration of Lot 5 (8308 Main Street), with the addition of 1,985 square feet (shown in solid yellow with dashed lines) from 8312 Main Street/Parking Lot E.

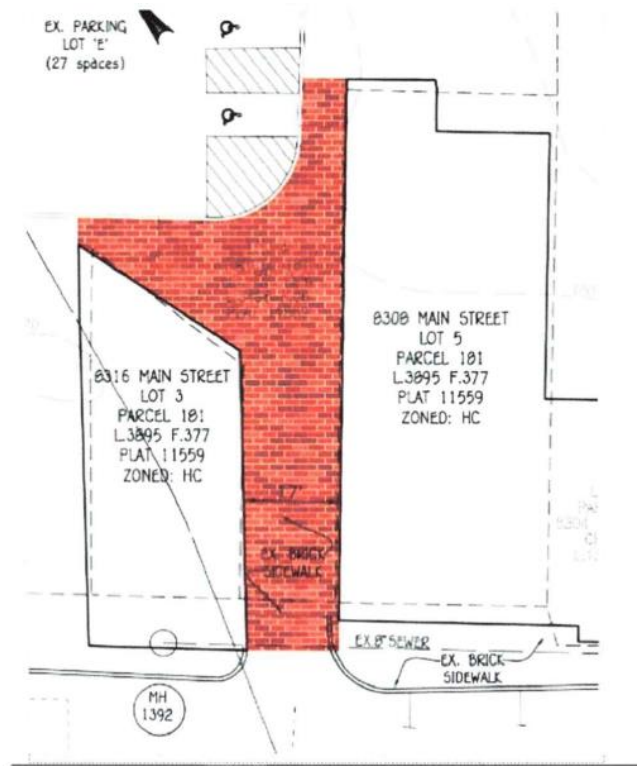


Figure 6 - Courtyard area to be subdivided from 8312 Main Street into 8308 Main Street.

The application explains that the alley is currently being used for outdoor restaurant seating pursuant to a temporary permit issued by the Department of Inspections, Licenses and Permits.

The application also explains that Howard County Government will retain a 44-inch easement through the length of the courtyard/alley from Main Street to Parking Lot E. The easement will provide access to the ADA parking in Lot E and egress to higher ground from Main Street during a flood emergency.

There are no alterations proposed for the courtyard/alley space, only the subdivision of land from 8312 Main Street to 8308 Main Street. The application states that due to the limited size of the courtyard and the easement, future building construction is not possible. The area will continue to be used for outdoor dining.

HPC Review Criteria and Recommendations:

Section 16.603A. - Review of development plans

Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.

Section 16.606 (d) – Powers of the Commission

(d) Provide Advice on Historical Resources.

(1) The Commission shall perform the following advisory functions:

(II) Advise and assist the Department of Planning and Zoning in identifying historic resources on property that requires subdivision or site development plan approval and is located in a

historic district established under this subtitle or contains an historic structure. Such advice shall be given prior to the initial plan submittal for either subdivision or site development plans.

- (III) *Advise an applicant for subdivision or site development plan approval for a site located in a historic district established under this subtitle, Adjoining a Multi-Site Historic District or that contains a historic structure. Such advice shall be provided prior to the initial submittal for a subdivision or site development plan.*

The above Code statutes are relevant to the proposed subdivision of land and are provided for the Commission's review and consideration.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

1) Chapter 9.D recommends:

- a. *"Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."*
- b. *"Install open fencing, generally not more than five feet high, of wood or dark metal."*

The temporary fencing used for the liquor licensing will need to be made permanent, if the outdoor seating remains, which will require approval from the HPC. The above guidelines may be applicable to a future application.

Chapter 10.C: Parking Lots, Public Streets and Street Furniture; Street Furniture

2) Chapter 10.C recommends:

- a. *"Use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal."*
- b. *"Select street furniture that reinforces Ellicott City's identity as a historic district."*

The outdoor dining furniture will need to be approved by the HPC, if the outdoor dining remains on a permanent basis. The above guidelines may be applicable to a future application.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the proposed subdivision of land. Staff recommends the HPC provide guidance on the future approvals needed if the outdoor dining becomes permanent, as intended by the subdivision of land.

HPC-21-24 – 15685 Old Frederick Road, Woodbine, HO-980

Applicant: Elisabeth Wynne

Request: The Applicant, Elisabeth Wynne, requests Advisory Comments on the demolition and new construction at 15685 Old Frederick Road, Woodbine.

Background and Site Description: This property is listed on the Maryland Inventory of Historic Properties as HO-980, the Knock-Franklin Farm. It was not adopted onto the Howard County Historic Sites Inventory. According to the Inventory form, the house dates circa 1859-1862.

The inventory form contains the following description of the house:

"The farm is located on the southwest side of the road and is set well back from the road, with a straight drive into it. The house faces northeast toward the road, with fields on all sides, and is set on rolling ground that slopes off to the southwest and southeast, with a stream on the

southeast side. The complex consists of a frame house, frame summer kitchen, frame springhouse, frame banked barn, frame wagon shed, frame workshop, and frame chicken house.

The house is a 2 1/2-story, three-bay by two-bay frame structure with a rubble stone foundation that has traces of whitewash, asbestos shingle siding, and a gable with an inverted-V-seam metal roof and a northwest-southeast ridge. The house has a two-story ell that is two bays by one bay, has a CMU foundation, German siding, and a gable roof with asphalt shingles and a northeast-southwest ridge. The main block has four-over-four sash and the ell has six-over-six sash. The summer kitchen is located about five feet southwest of the ell. It is a one-story, one-bay square structure with a rubble stone foundation, German siding, and a gable roof with inverted-V-seam metal and a northeast-southwest ridge. There is a large exterior stone and brick chimney on the southwest end.”

Scope of Work: The Applicant proposes to demolish the existing historic house and construct a new tenant house in its place. A new principal dwelling will also be constructed on the farm, in a different location, as shown in the application.

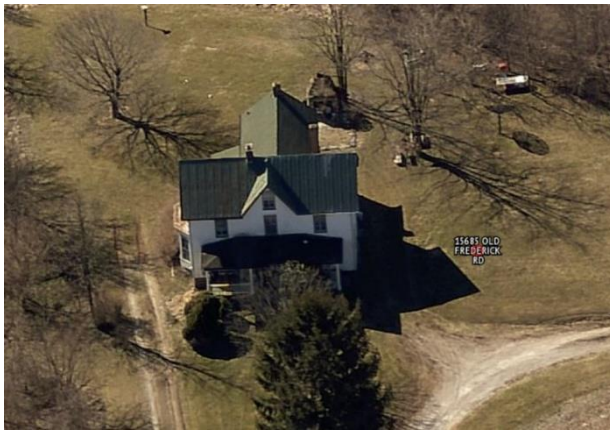


Figure 7 - Structure to be demolished.



Figure 8 - Front of historic house to be demolished.

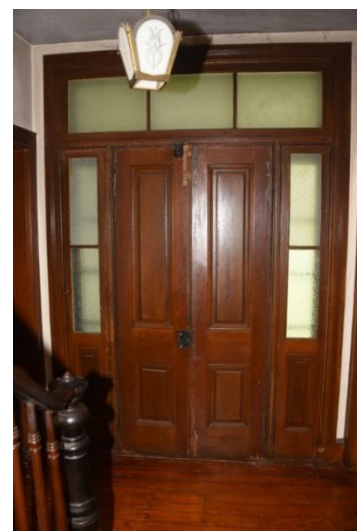


Figure 9 - Intact historic features. From left to right: exterior view of front doors; interior staircase, newel post, balusters and wood floor; interior view of front door, side lights and transom.

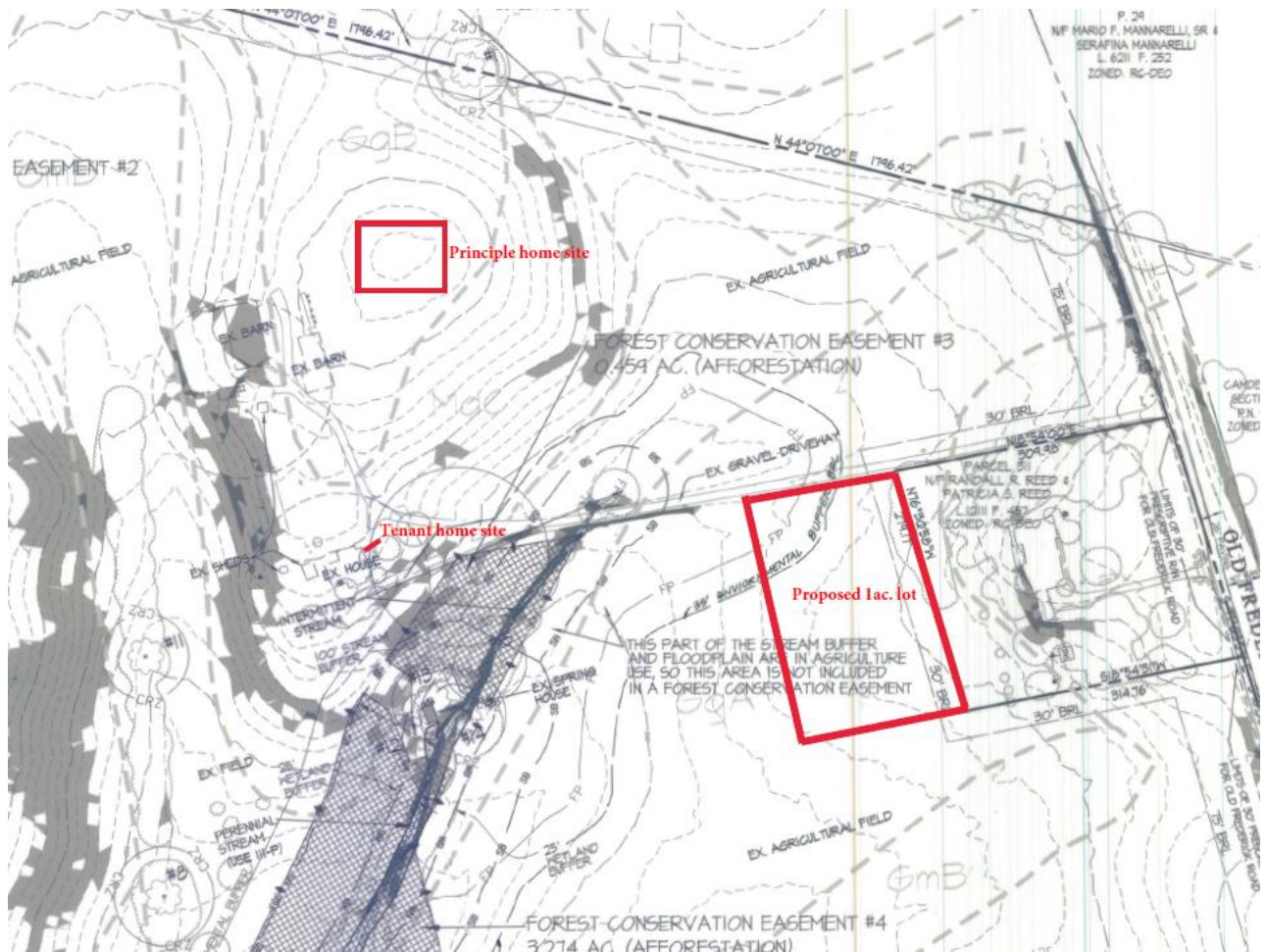


Figure 10 - Proposed location of new homes.

HPC Review Criteria and Recommendations:

Section 16.118. - Protection of Historic Resources

The structure is not located in the historic district and is not listed on the Historic Sites Inventory, so Section 16.118 of the subdivision regulations for the Protection of Historic Resources does not apply. However, this structure is a great example of

Secretary of the Interior Standards for Rehabilitation

Standard 6 - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Secretary of the Interior Standards encourage the rehabilitation of the property, while maintaining integral historic features. In this case, the historic structure is not proposed to be retained, but many of the interior features do not appear severely deteriorated, as evident by the photos in Figure 9.

Historic Property Tax Credit Programs – 20.112 and 20.113

This property could be added to the Howard County Historic Sites Inventory through County Council resolution, which would make it eligible for the County's historic tax credit programs. There are two possible tax credits that could be used to rehabilitate the house, and any historic outbuildings, in order to retain the setting and integrity of the historic property.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the demolition of the historic house and construction of two new homes.

HPC-21-25 – 3788 Church Road, Ellicott City, HO-57

Applicant: Georgana Zezzo

Request: The Applicant, Georgana Zezzo, requests a Certificate of Approval and Tax Credit Pre-Approval to make alterations and repairs at 3788 Church Road, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-57, the Manse. According to the Inventory form, the house was constructed in 1850. The house originally served as a home for the pastors of the First Presbyterian Church (now the location of the Historical Society Museum).

The application states that the enclosed rear screened porch is 50 years old.

Scope of Work: The Applicant seeks approval for the following work:

- 1) Enclose existing rear screened in porch (12 foot by 20 foot) to create a new living space, to consist of:
 - a. Siding – New siding to be cedar shiplap with a 6-inch exposure. Cedar to remain unpainted and allowed to weather.
 - b. Windows – Marvin aluminum clad wood windows, 6:6 pattern with an exterior simulated divided light, in the color Stone White. There will be two windows on each of side of the addition (three sides to the addition).
 - c. French door – Reuse existing wood French doors, which are painted Navajo White.
- 2) Construct a rear deck, porch/pergola and new exterior staircase
 - a. Deck – Construct a 12'x20' deck off new enclosed space.
 - b. Staircase – Construct a pressure treated wood staircase/walkway to porch, wood, left natural.
 - c. Porch/Pergola – Construct a rear porch, with exposed beams similar to a pergola. To be constructed of pressure treated wood, left in a natural finish. The porch roof will have black asphalt architectural shingles. The porch (shown in Figure 17) will have supporting posts, but the CAD software was unable to add them.



Figure 11 - Screened in porch to be enclosed.



Figure 12 - Deck to be added to the rear of screened porch.



Figure 13 - Existing window trim. Same style to be used on addition.



Figure 14 - Existing French doors to be reused on addition.



Figure 15 - Masonry repairs needed when tubing is removed.



Figure 16 - Side view (looking west) of enclosure and new deck.



Figure 17 - Rear view of enclosure and deck

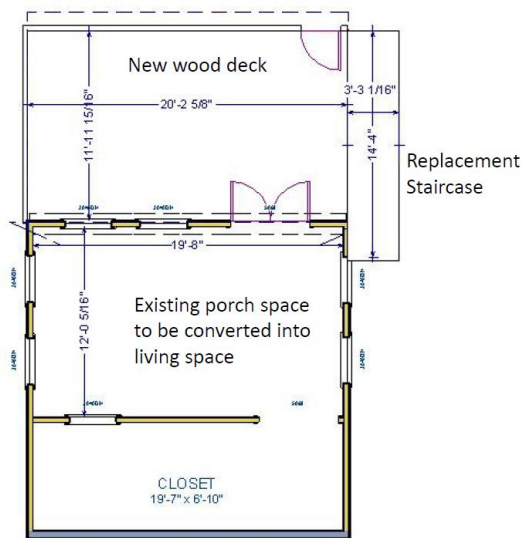


Figure 18- Floorplan of proposed porch enclosure and new wood deck and pergola.



Figure 19 - Front view of the house.

HPC Review Criteria and Recommendations:

Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Building Additions

1) Chapter 7.A recommends:

- a. "Design and fit additions to avoid damaging or obscuring key architectural features of a historic building."
- b. "Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways."
- c. "Design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building."
- d. "Design an addition to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new."

While the screened-in porch has existed on the house for about 50 years, there are no architectural features that distinguish it as a historic element that should not be altered. It is an existing addition and is ideal to be enclosed, rather than building another enclosed addition on to the rear of the house. The enclosure of the porch will not affect the primary view of the house, and will be minimally visible due to the topography change from Church Road to the rear of the property. The addition currently exists and is already offset from the original structure, which is stone on one side and wood German lap siding and stone on the other side. The existing porch rests on brick piers, which are to remain (the application does not reference any alterations to this feature). The proposed enclosure and rear deck/pergola addition comply with the above Guidelines.

Chapter 6.G and 6.H: Rehabilitation and Maintenance of Existing Buildings; Entrances and Windows

- 2) Chapter 6.G recommends, *“Use doors and simple entrance designs that are compatible with those on the existing building or similar buildings nearby.”*
- 3) Chapter 6.H recommends, *“Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.”*

The existing wood French doors will be reused on the addition, which complies with the Guidelines, as it is an existing feature that is compatible with the building.

The proposed addition will contain 6:6 windows, matching the pattern on the existing structure. The rendering submitted did not contain elevations showing the addition in conjunction with the existing structure, so it is unknown if the windows will be the same size and line up horizontally. The new windows should match the existing in spacing and placement, as well as window sash pattern.

Chapter 6.D: Rehabilitation and Maintenance of Existing Buildings; Wood Siding, Shingles and Logs

- 4) Chapter 6.D recommends:
 - a. *“On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.”*
 - b. *“For frame construction, use wood siding or wood shingles similar in appearance to the siding or shingles on the existing building.”*

The proposal complies with the Guidelines as the proposed clapboard will be not be an exact replication of the existing German lap, but will still be a historically appropriate wood product, which is found in the district.

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

- 5) Chapter 6.E recommends, *“Roofing material may be similar to historic roofing materials on the existing building or may be an unobtrusive material such as asphalt shingles. Asphalt shingles should be flat and uniform in color and texture.”*

The proposed black asphalt shingle roof for the pergola will be similar to the existing roof on the house and complies with the Guidelines.

Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of New Porches and Decks

- 6) Chapter 7.B recommends:
 - a. *“Design new porches and decks to be simple, compatible in design with the existing building, and in scale with the existing building in size and roof height.”*
 - b. *“Decks should not be added to a historic building’s primary façade or a façade highly visible from a public way. They should be substantial in appearance, having more of the character of a porch (avoid decks that appear to stand on ‘toothpicks’) and should be related in details as much as possible to the style and character of the building.”*
 - c. *“On historic buildings, construct porches of painted wood rather than poured concrete, metal or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and steps treads, or for simple decks (with railings but*

no walls or roofs) on the rear of the building in a location not facing or highly visible from a public way.”

The deck complies with the Guidelines as it will be subordinate to the existing historic house and located at the rear of the house.

The proposed unstained pressure treated deck material also complies with the Guidelines, which recommend using stained or unpainted wood for simple decks on the rear of a building in a location not facing or highly visible from a public way. Due to the topography change from Church Road to the rear of the property where the deck is proposed to be constructed, the deck will not be highly visible from Church Road. The deck may not be visible at all from Emory Street.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted.

HPC-21-26 – 8508 Hill Street, Ellicott City

Applicant: John Riegert

Request: The Applicant, John Riegert, requests a Certificate of Approval, to construct an addition and make exterior alterations at 8508 Hill Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the house on the property dates to 1926.

Scope of Work: The Applicant proposes to construct an addition and make alterations and repairs to the house. The Applicant seeks tax credit pre-approval for most of the work, but the complete list is unclear as to where tax credits are sought. Additionally, not all of the work is eligible, so Staff has referenced the 20.112 tax credit where it would most likely be eligible. Staff did not reference tax credit in situations where it would not apply. The Applicant can clarify as needed. The proposed alterations and repairs consist of the following:

Alterations to Front and Sides of Existing House

- 1) Remove and discard aluminum storm door on the front of house. For 20.112 tax credit pre-approval.
- 2) Remove front railing. For 20.112 tax credit pre-approval.
- 3) Strip and repaint exterior doors in black to match existing color. For 20.112 tax credit pre-approval.
- 4) Remove roof shingles off dormer on front of house and install GAF Weatherside Purity 12"x24" fiber cement siding. The Applicant is also open to using a German lap on the dormer, to match the existing front façade (material needs to be determined for a German lap – wood or fiber cement/composite). For 20.112 tax credit pre-approval (tax credits would best apply for a wood German lap).
- 5) Replace the window on the right-side gable with a Pella Reserve wood window to meet egress. The new window muntin style will match the existing window pattern and be 2:2. The existing window is approximately 36" wide by 49" high. The new window will be 36" wide by 61 ½" high.
- 6) Remove window on the right side of house to allow for gas fireplace in family room. Cover opening with GAF Weatherside Purity fiber cement shingles.
- 7) Replace wood 2:2 window on the left side of house in the kitchen with shorter wood 2:2 Pella Reserve window to allow the fascia on the laundry room to not have angle at house. The existing window is approximately 36" wide by 72" high and the new window will be 36" wide by

48" high. The window currently is below the kitchen countertop and the fascia had to be angled back on the laundry room due to the existing height.

- 8) Replace left side gable window with a new wood Pella window to match the existing. The existing window sash is rotted.
- 9) Remove, strip and repaint existing shutters in black to match existing. Install new cedar louvered shutters to match existing shutters on new side windows. Paint shutters black. For 20.112 tax credit pre-approval.
- 10) Replace fascia/trim on right side of exterior of house. For 20.112 tax credit pre-approval.
- 11) Scrape old blue paint off front siding, and white paint from soffits and fascia. All siding and trim to be painted Behr Ultra Pure White. For 20.112 tax credit pre-approval.
- 12) Repair and replace picket fence and gates on front of house.
- 13) Remove brick flue for existing boiler and hot water heater.
- 14) Remove all window air conditioners and install new central heating and air conditioning in the house. For 20.112 tax credit pre-approval.
- 15) Repair all other existing windows to remain on existing house. For 20.112 tax credit pre-approval.

Alterations to Rear of House

- 16) Extend backwall of house to create a full shed dormer across the back of the house, so the new backwall of the house ends above the end of the porch.
- 17) Install GAF Weatherside Purity 12" by 24" fiber cement siding on proposed addition, in Arctic White.
- 18) Install new Pella Reserve windows on rear addition/new shed dormer on the rear of the house.
- 19) Remove the shed on the side and rear of the house (rear shed is built into the ground floor). Repair the siding as needed after removal of the sheds with GAF Weatherside Purity 12"x24" fiber cement siding. For 20.112 tax credit pre-approval.
- 20) Install new 6-inch aluminum gutters and 3"x4" downspouts in white on rear of house. Existing gutters and downspout of front of house to remain.
- 21) Replace porch posts with new 6"x6" wood posts and railing on existing rear porch to meet Code. The existing railing is only 32" high and the new railing will be 36" high and will match the original railing in material (wood) and style. The railings will be painted Behr Ultra Pure White.

Alterations to Existing Structure and New Addition

- 22) Remove existing shingles on roof and install Timberline HDZ shingle on sloped roofing. Install EPDM .060 rubber roofing on low slope roof over addition. Pre-approval of the 20.112 tax credit would only apply to the existing structure, not the new addition.
- 23) Paint entire exterior of house with Behr Ultra paint in Ultra Pure White. Pre-approval of the 20.112 tax credit would only apply to the existing structure, not the new addition.



Figure 20 - Front view of house from Hill Street.

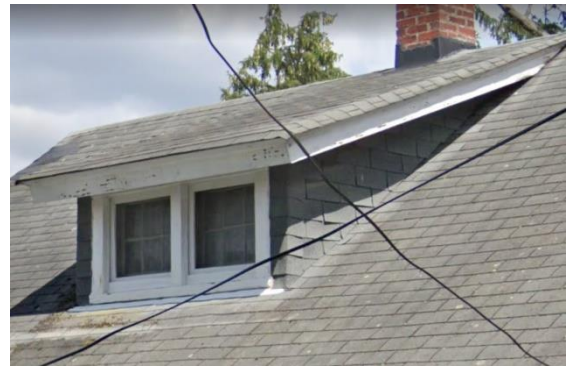


Figure 21 - Remove asphalt shingle from dormer and install GAF Weatherside Purity fiber cement shingle.

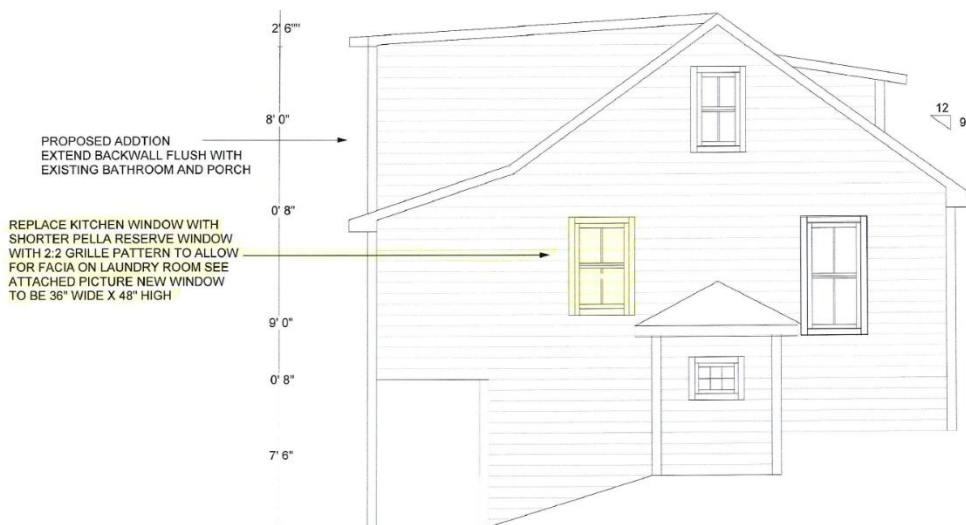


Figure 22 - Proposed alterations to kitchen window (left side of house).



Figure 23 - Kitchen window to be shortened



Figure 24 - Proposed shed dormer with two new Pella Reserve 2:2 windows



Figure 25 - Existing rear of house. Shed at ground level behind tree stump.

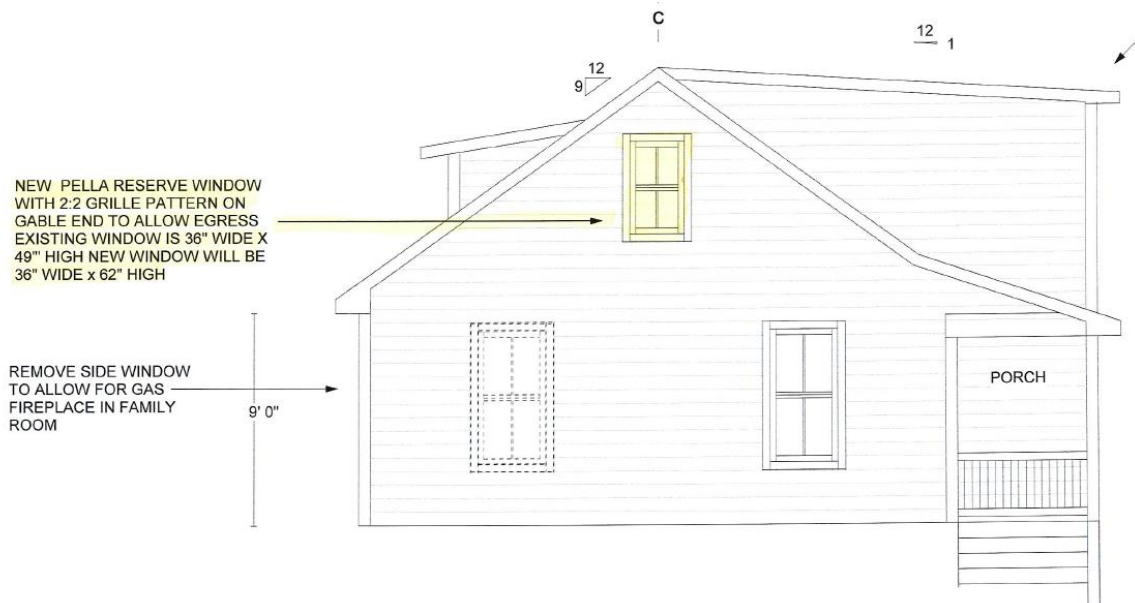


Figure 26 - Proposed expansion of right-side gable window.

HPC Review Criteria and Recommendations:

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings; Entrances

- 1) Chapter 6.G recommends, "on historic buildings, use narrow-framed wooden screen or storm doors. If the entrance is not highly visible from a public way, simple, narrow-framed screen or storms doors of painted or enameled metal may be used. The paint or enamel color should match that of the primary door it covers."

The proposed removal of the white aluminum storm door complies with the Guidelines. The entrance is highly visible and the storm door is a not a historic feature. The color does not match the door it covers, removal will allow the existing door to more visible.

The removal of the front door walkway railing does not conflict with the Design Guidelines. It does not appear to be a historic feature, or a significant feature that needs to be retained.

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

- 1) Chapter 6.E recommends, "Replace historic roofing with asphalt shingles or other modern materials only if historically accurate materials cannot reasonably be used. Use asphalt shingles that are flat, uniform in color and texture and of a neutral color."

The current roof is asphalt shingles and it will be replaced with new asphalt shingles. The proposal complies with the Guidelines as the new shingle swill be uniform and neutral in color.

- 2) Chapter 6.E recommends, "maintain and repair original doors, frames, sills, lintels, side lights and transoms; weatherstrip to reduce air infiltration."

The proposed door will be retained. It will be repaired and repainted to match the existing color. The work complies with the Guidelines.

Chapter 7.A.5: New Constructions: Additions, Porches and Outbuildings; Building Additions, Materials

- 3) Chapter 7.A.5 states, *“Roofing material may be similar to historic roofing material on the existing building or may be an unobtrusive modern material such as asphalt shingles. Asphalt shingles should be flat and uniform in color and texture.”*

The shed dormer addition will utilize an EPDM rubber roof on the low slope, which is a common roofing product used on low slopes and flat roofs in Ellicott City. The EPDM roofing is an unobtrusive modern material and complies with the Guidelines.

Chapter 6.D: Rehabilitation and Maintenance of Existing Buildings; Wood Siding, Shingles and Logs

- 4) Chapter 6.D recommends, *“Remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material.”*

The application originally proposed to remove the asphalt shingle from the front dormer and add GAF Weatherside shingles (designed to mimic asbestos). But since the front of the building is sided in wood German lap siding, Staff inquired with the Applicant on the proposal for asbestos versus wood or a composite to match. The Applicant indicated he was not opposed to using German lap if preferred. Staff recommends the HPC discuss this item with the Applicant. Wood would be the most appropriate, to match the front of the house and would also qualify for the 20.112 tax credit.

Chapter 6.H: Rehabilitation and Maintenance of Existing Buildings; Windows

- 5) Chapter 6.H recommends,
- a. *“Maintain and repair original window openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition. Install weatherstripping to reduce air infiltration.”*
 - b. *“When repair is not possible, replace original windows, frames and related details with features that fit the openings and are of the same style, materials, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.”*
 - c. *“Restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building’s historic character.”*
- 6) Chapter 6.H recommends against, *“removing, adding or altering a window opening on a building’s primary façade or in any location where it affects historic features key to the building’s character.”*

The Applicant proposes to make alterations to four existing windows on the historic house and repair the other windows as detailed in the scope of work and shown below:

- a) Replace right side gable window and increase height by 12 ½ inches for egress.
- b) Remove window on the right side of the house (closest to Hill Street) and cover opening with GAF Weatherside Purity shingles to match the existing asbestos. Closure of window is to allow for a gas fireplace in family room.
- c) Replace window on the left side of the house with a shorter window, to be reduced in height by 24 inches to fascia on the laundry room.
- d) Replace left side gable window with a new wood Pella window to match the existing. The existing window is rotted.
- e) The other existing windows will be restored, reglazed and repainted.

The proposed expansion of the right-side gable window for egress is a safety issue. Typically, expansion is not recommended, but this will assist with emergency egress if needed.

The proposed removal of the right-side window in order to install a fireplace does not directly comply with the Guidelines, which recommend against removing windows and recommends restoring openings that have been enclosed. Staff recommends the Commission determine if this item complies with the Guidelines.

The proposed reduction of the left side window that is in the kitchen, for the proper fitting of the fascia below it, also does not directly comply with the Guidelines. It is unclear if there are issues with the fascia below that would be resolved by shortening the window.

The in-kind replacement of the rotted left side gable window and repair of all other existing windows on the house comply with the Guidelines and are also eligible for 20.112 tax credits.

Chapter 5: Routine Maintenance

7) Chapter 5 states the following is Routine Maintenance:

- a. *"Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design."*
- b. *"Painting previously painted surfaces using the same color."*

Chapter 6.I: Rehabilitation and Maintenance of Existing Buildings; Shutters and Blinds

8) Chapter 6.I recommends:

- a. *"Maintain and repair original shutters, blinds and hardware."*
- b. *"For replacements, install shutters or blinds that maintain the size, style and placement of the original."*
- c. *"Install shutters or blinds of painted wood. Shutters or blinds should be correctly sized for the window and operable, or at least appear operable with hinges and hold backs appropriate to the period of initial construction."*

The repair and repainting of the shutters (to match the existing color black) is Routine Maintenance. The installation of new wood louvered shutters, sized to fit the proposed altered window dimensions complies with the Guidelines for the shutters to be correctly sized for the window.

Chapter 5: Routine Maintenance

9) Chapter 5 states the following is Routine Maintenance:

- a. *"Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design."*
- b. *"Painting previously painted surfaces using the same color."*

The repair and repainting of the fascia/trim/soffits and siding (German lap and asbestos) complies and is considered Routine Maintenance and would also be eligible for 20.112 tax credits. The proposed GAF Weatherside Purity is an appropriate replacement for the asbestos siding, which is no longer available. The GAF product was designed to mimic the asbestos product.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

10) Chapter 9.D states the following is Routine Maintenance, *"Maintaining, repairing and replacing existing features, such as walls, fences, walks, steps, terraces and driveways, using materials that exactly match the existing materials."*

The in-kind repair and replacement of the front white picket fence is considered Routine Maintenance. This item is not eligible for tax credits because it is not a historic site feature, nor is it part of the structure.

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings; Masonry

- 11) Chapter 6.C states, *“Brick buildings are not as common as stone or frame in Ellicott City, although brick chimneys are important features of many historic buildings.”*

The Guideline address the proper maintenance of masonry and mortar, but does not specifically discuss chimney features. Staff recommends the Commission determine if the proposed removal of the brick flue/chimney will adversely affect the structure.

Chapter 6.M: Rehabilitation and Maintenance of Existing Buildings; Equipment and Hardware

- 12) Chapter 6.M recommends, *“If possible, install through-the-wall or window air conditioners on side or rear facades rather than on the building’s primary façade. Ensure that their condensation does not damage window sills, siding, masonry or foundations.”*

The proposed removal of the window air conditioners complies with the Guidelines as they are a modern feature that are obtrusive and not recommended to be highly visible on buildings. The Commission has approved air conditioning systems for tax credits in the past, but has typically reviewed interior plans and photographs to determine that the ductwork and vents will damage historic features. The location of the exterior condenser should be noted in order to be approved.

Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

- 13) Section 302 states, *“Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.”*

Section 304 of the Rules of Procedure provides a process and standards for review for the demolition of structures within the historic district. While the sheds may be older structures, they do not appear to be of Unusual Importance, and are utilitarian structures with no distinguishing architectural features. Their removal complies with the Code and Guidelines.

Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Building Additions

- 14) Chapter 7.A recommends:
- “Design and fit additions to avoid damaging or obscuring key architectural features of a historic building.”*
 - “Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways.”*
 - “Design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building.”*
 - “Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.”*

The proposed addition complies with the Guidelines as it will be located on the rear of the structure and only consists of a full shed dormer, rather than a large bulky addition on the rear of the structure. The addition will not appear part of the original structure, through the use of modern siding materials and through the design as a full shed dormer.

The addition will use GAF Weatherside Purity siding to match the existing asbestos siding (which is not proposed for removal). The siding will all be painted white, matching the color of the existing house. The new windows in the shed dormer will be 2:2 matching the pattern on the existing house. The new gutters will be white, half-round gutters, matching those on the existing house.

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

15) Chapter 6.F recommends:

- a. *"Maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building's historic development."*
- b. *"Replace deteriorated features new materials as similar as possible to the original in material, design and finish."*

The porch railing will be replaced with a new railing, to match the existing in style, design and material, but it will be 36 inches high, rather than the existing 32 inches high, in order to meet building code requirements. The porch railings will remain white, to match the existing trim color. New 6"x6" posts will be installed, which complies with replace deteriorated features with new materials as similar as possible to the original.

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Approve Items 1-5. Item 4 should be wood German lap to match the existing.
- 2) Determine if Item 6, the proposed closing of the right-side window in order to install a gas fireplace, complies with the Guidelines and approve, deny or modify accordingly.
- 3) Determine if Item 7, the replacement of the left side window with a shorter window in the kitchen, complies with the Guidelines and approve, deny or modify accordingly.
- 4) Approve Item 8-12.
- 5) Determine if Item 13, the removal of the brick flue complies with the Guidelines and approve, deny or modify accordingly.
- 6) Approve Item 14, contingent that no historic interior features will be altered for the installation of vents and ductwork. The location of the exterior condenser unit will need to be approved.
- 7) Approve Item 15.
- 8) Approve Items 16-21 for the rear alterations.
- 9) Approve Items 22-23 for the alterations to the existing structure and new addition.

OTHER BUSINESS

- 1) Ellicott City Section 106 Consulting Parties Meeting #2 follow up discussion
- 2) Updating HPC Application Form
 - Review Sign Application
- 3) Administrative Discussion of logistics for future meetings

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission